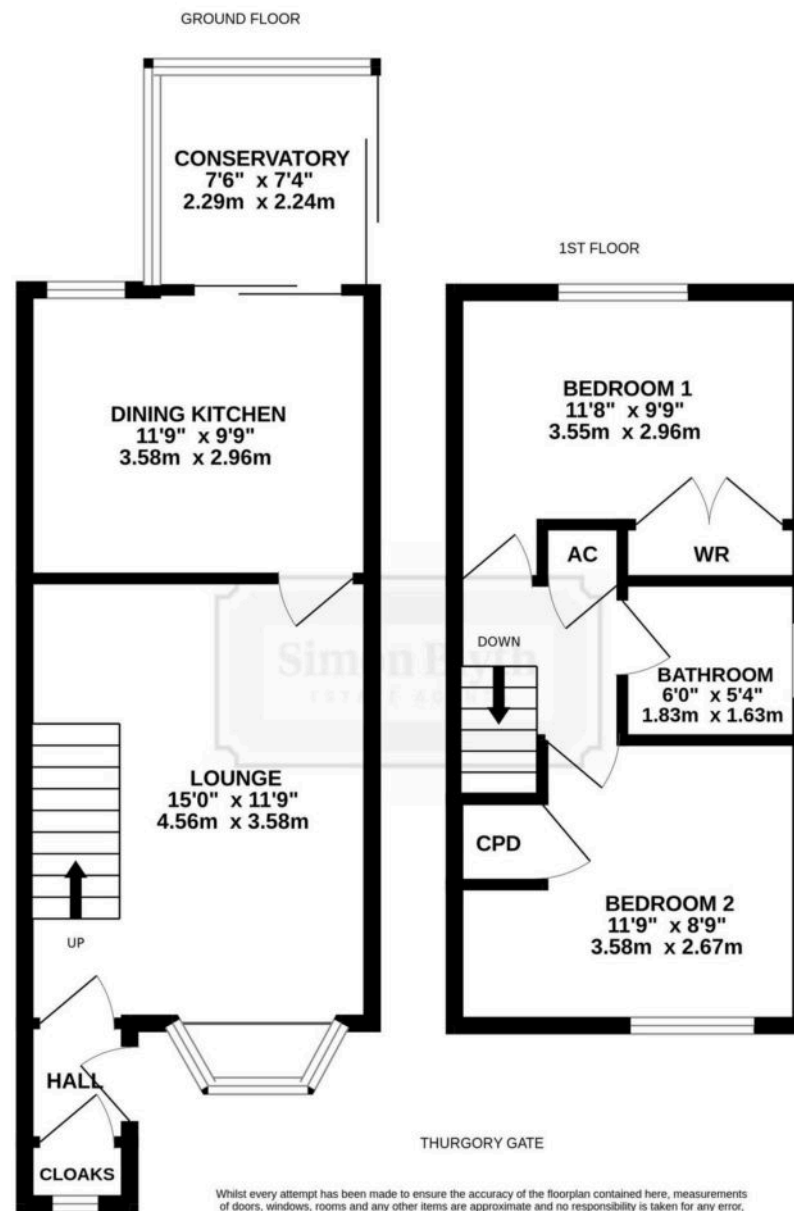




Thurgory Gate, Lepton
Huddersfield, HD8 0BZ

Offers in Region of **£200,000**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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19 Thurgory Gate

Lepton, Huddersfield, HD8 0BZ

TUCKED AWAY IN A QUIET CUL-DE-SAC SETTING IS THIS TWO BEDROOM, SEMI-DETACHED HOME, OFFERED WITH NO ONWARD CHAIN. SITUATED IN THE POPULAR RESIDENTIAL VILLAGE OF LEPTON AND BOASTING PLEASANT OPEN ASPECT VIEWS ACROSS FIELDS TO THE REAR. A SHORT DISTANCE FROM VILLAGE AMENITIES AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property accommodation briefly comprises of entrance, cloaks cupboard, lounge with bayed window, open-plan dining-kitchen and conservatory to the ground floor. To the first floor there are two double bedrooms and the house bathroom. Externally the property occupies a corner position with spacious driveway to the front, to the rear is a low maintenance enclosed garden with block paved patio and gravelled area.

Tenure Freehold.
Council Tax Band B.
EPC Rating C.





GROUND FLOOR

ENTRANCE

Enter into the property through a double-glazed composite door with obscure glazed inserts. The entrance hall features laminate flooring, a ceiling light point, and doors providing access to a cloaks cupboard and the lounge.

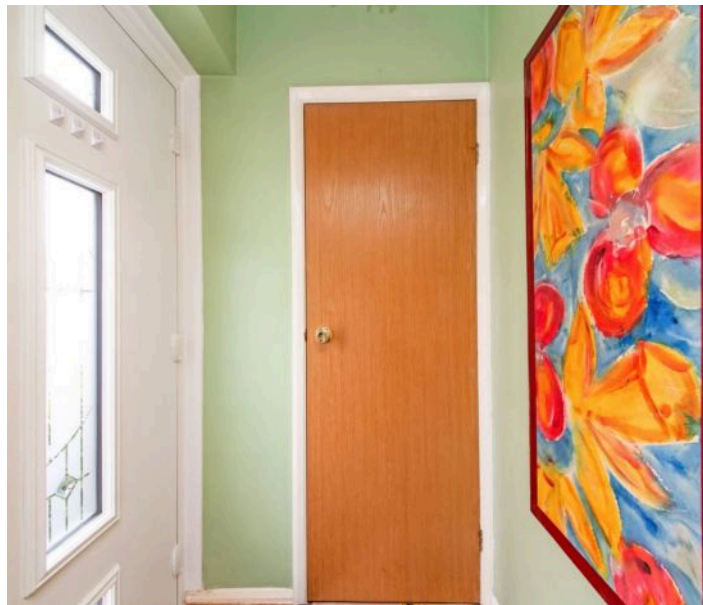
CLOAKS CUPBOARD

The cloaks cupboard features fitted shelving, coat hooks, space for shoe storage, and a double-glazed window with obscure glass to the front elevation.

LOUNGE

15' 0" x 11' 9" (4.57m x 3.58m)

The lounge is a light and airy reception room which features a double-glazed bayed window to the front elevation. There is laminate-effect vinyl flooring, a ceiling light point, a radiator, a staircase with wooden banister and spindle balustrade rising to the first floor, and a door providing access to the dining kitchen.





DINING KITCHEN

11' 9" x 9' 9" (3.58m x 2.97m)

The dining kitchen features a range of fitted wall and base units with shaker-style cupboard fronts and complementary rolled-edge work surfaces over, which incorporate a single-bowl, stainless steel sink and drainer unit with chrome mixer tap. There are built-in appliances, including a four-ring gas hob with integrated cooker hood over, an electric oven, a fridge freezer unit, a dishwasher, and a washing machine. There is tiling to the splash areas, a double-glazed window to the rear elevation, and a double-glazed sliding patio door leading to the conservatory.

CONSERVATORY

7' 6" x 7' 4" (2.29m x 2.24m)

The conservatory enjoys a great deal of natural light which cascades through banks of windows to both side elevations and the rear elevation, as well as a sliding patio door providing direct access to the garden, and all of which offers pleasant open-aspect views across fields and towards Castle Hill.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the lounge, you reach the first floor landing. There are doors providing access to two bedrooms, the house bathroom and enclosing a useful hot water cylinder cupboard with shelving. There is a decorative dado rail, a ceiling light point, a loft hatch and a radiator.

BEDROOM ONE

11' 8" x 9' 9" (3.56m x 2.97m)

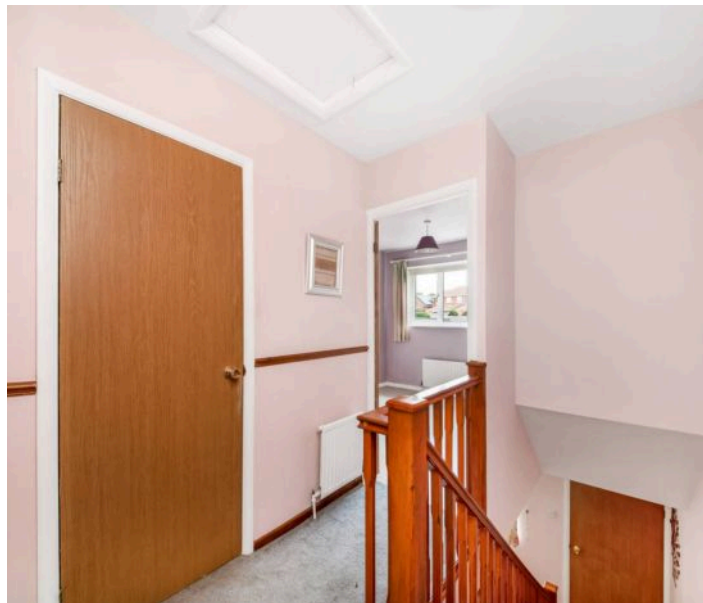
Bedroom one is a generously proportioned double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation with pleasant views over neighbouring fields and across the valley towards Castle Hill. There is decorative coving to the ceiling, a ceiling light point, a radiator, and an array of fitted furniture, including built-in wardrobes with sliding mirrored doors, hanging rails and shelving in situ, a fitted double bed head and matching drawer units.



BEDROOM TWO

11' 9" x 8' 9" (3.58m x 2.67m)

Bedroom two is situated to the front of the property and can accommodate a double bed with space for freestanding furniture. There is a bank of double-glazed windows to the front elevation, a ceiling light point, a radiator, and a bespoke cabin bed built-in over the bulkhead for the stairs with desk/dressing unit beneath and a cupboard for additional storage.





HOUSE BATHROOM

6' 0" x 5' 4" (1.83m x 1.63m)

The house bathroom features a modern, white, three-piece suite comprising a panel bath with electric shower over and concertina glazed shower guard, a low-level WC with concealed cistern and push-button flush which incorporates a broad wash hand basin with chrome monobloc mixer tap and vanity cupboard beneath. There is laminate flooring, tiling to the walls, an extractor vent, a ceiling light point, a chrome ladder-style radiator, and a double-glazed window with obscure glass to the side elevation.

EXTERNAL

FRONT GARDEN

The property occupies a pleasant position at the edge of the cul-de-sac. Externally to the front, there is a tarmacadam driveway providing off-street parking for multiple vehicles, an external security light, and a gate enclosing the rear garden.

REAR GARDEN

Externally to the rear, the property features a low-maintenance and enclosed garden with a block paved patio ideal for al fresco dining. The garden is laid predominantly with gravel and features well-stocked and mature flower and shrub beds and fence boundaries. The gardens offer pleasant views across neighbouring fields and across the valley.

DRIVEWAY

2 Parking Spaces





VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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